







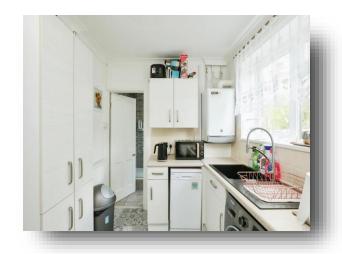


welcome to

Beecheno Road, Norwich

William H Brown are pleased to present THIS THREE BEDROOM MID-TERRACE in the highly sought after postcode of NR5. The property itself would make a fantastic first time buy or investment opportunity. *** Early viewings are highly recommended not to miss out on this fantastic property!! ***













Lounge

13' 6" x 14' 6" (4.11m x 4.42m) Window to front, wooden floor and radiator.

Kitchen

7' 5" x 11' 6" (2.26m x 3.51m)

Radiator, tiled flooring, door to garden, window to rear, space for oven, space for fridge, boiler and gas hob.

Bathroom

Shower, tiled flooring, W/C, chrome towel rail and window to rear.

First Floor Landing Bedroom One

 $16' \ 8" \ x \ 10' \ 9" \ (5.08 \ m \ x \ 3.28 \ m)$ Two windows to front, radiator and wooden flooring.

Bedroom Two

8' 5" x 11' 6" (2.57m x 3.51m) Window to rear, radiator and wooden flooring.

Bedroom Three

8' 5" x 7' 9" (2.57m x 2.36m)

Window to rear, laminate flooring and radiator.





welcome to

Beecheno Road, Norwich

- Three bedrooms
- Close to the UEA and local amenities
- Perfect first time buy
- NR5 postcode
- Perfect first time buy/ investment opportunity

Tenure: Freehold EPC Rating: Exempt

offers in excess of

£200,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR139633



Property Ref: NOR139633 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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